



For Sale- Free Standing Office Building

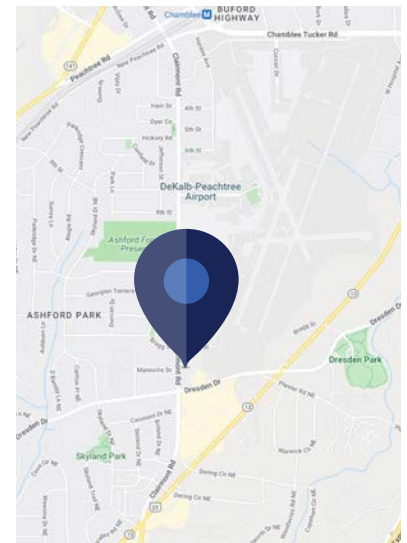
3661 Clairmont Rd
Atlanta, GA 30341

Space Profile:

Building Size	4,450 SF
Building Type	Medical/Office/Retail
Site	0.3 Acres
Availability	Immediate
Sale Type	Investment or Owner/User
Uses	Medical Office / Office / Retail

Features:

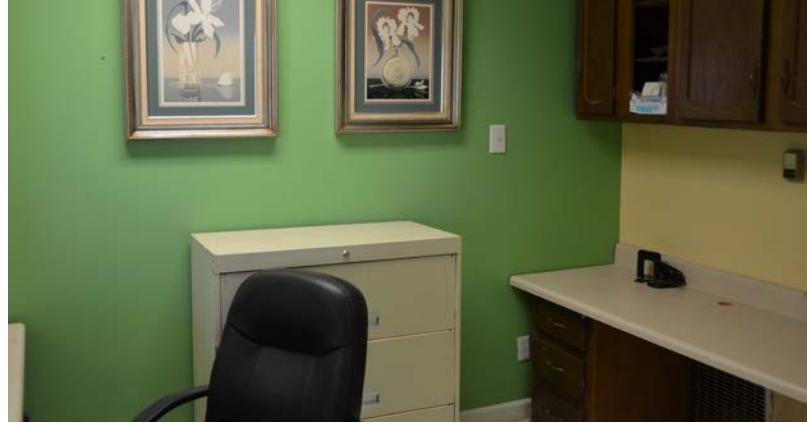
- Located in an Opportunity Zone.
- Rare live work opportunity with commercial on the ground level and a 3 bedroom 2 bath divisible apartment on the 2nd floor.
- Close proximity to Brookhaven and Chamblee restaurants and retail.



Contact:



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GENERAL NOTE:
THIS DRAWING IS FOR RECORD ONLY. ALL WALLS, FLOORS, CEILINGS, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ARE IN PLACE. THIS DRAWING SHOWS EXISTING CONDITIONS ONLY. THIS DRAWING IS NOT FOR CONSTRUCTION.

PROJECT DATA:
EXISTING BUILDING
TOTAL BUILDING AREA: 2,375 SF + 1,880 SF = 4,255 SF
LOSER LEVEL UPPER LEVEL
OCCUPANT LOAD THIS TENANT: 24 (100 GROSS)
ALL REST ROOMS ARE EXISTING.
TENANT AREA IS HANDICAP ACCESSIBLE FROM PARKING LOT
TENANT AREA HAS NO SELF ILLUMINATED EXIT SIGNS HOWEVER, EXIT DOORS ARE LABELED (⊕)



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